

DOUGLAS COUNTY, NV

2020-958140

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

12/15/2020 08:28 AM

UDEED, LLC

KAREN ELLISON, RECORDER

E07

APN: 1318-23-216-016

R.P.T.T.: \$0.00

Exempt: (7)

Recording Requested By:

smart!DEEDS

9041 South Pecos Road, Suite 3900
Henderson, NV89074

After Recording Mail To:

smart!DEEDS - 94853

9041 South Pecos Road, Suite 3900
Henderson, NV89074

Send Subsequent Tax Bills To:

Jonathan Valeriote, Trustee, et al
120 Quintara Street
San Francisco, CA 94116

GRANT, BARGAIN, AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Jonathan Valeriote, who acquired title as Johnny Valeriote and Kelsey Stemmler, husband and wife as joint tenants with right of survivorship, as to all of their undivided 40% interest**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Jonathan Valeriote and Kelsey Stemmler, Trustees of the Valeriote Stemmler Trust U.D.T. dated August 28, 2020**, whose address is 120 Quintara Street, San Francisco, California 94116,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **165 Holly Lane**
Zephyr Cove, Nevada 89448

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 19th day of November, 2020.

[Signature]
Jonathan Valeriote

[Signature]
Kelsey Stemmler

STATE OF California)
COUNTY OF San Francisco) SS

This instrument was acknowledged before me, this 19th day of November, 2020, by **Jonathan Valeriote and Kelsey Stemmler**.

NOTARY STAMP/SEAL

[Signature]
Notary Public

Notary Public
Title and Rank
My Commission Expires: January 15, 2023

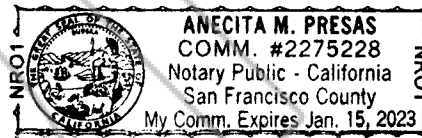


EXHIBIT "A"
LEGAL DESCRIPTION

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, TO WIT:

LOT 93, AS SHOWN ON THE MAP OF LAKE VILLAGE UNIT NO. 2-E, FILED IN THE OFFICE OF THE COUNTY RECORDER ON OCTOBER 18, 1972, AS DOCUMENT NO. 62363, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

Per NRS 111.312 - The Legal Description appeared previously in **Quit Claim Deed**, recorded on **June 21, 2017**, as Document No. **2017-900325** in Douglas County Records, Douglas County, Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Verified Trust - JS

1. Assessor Parcel Number(s)
 a) 1318-23-216-016
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) ___ Vacant Land b) ___ Single Fam. Res.
 c) XX Condo/Townhouse d) ___ 2-4 Plex
 e) ___ Apt. Bldg. f) ___ Comm'/Ind'l
 g) ___ Agricultural h) ___ Mobile Home
 ___ Other: _____

3. a. Total Value /Sales Price of Property: \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer without consideration to a trust

5. Partial Interest: Percentage being transferred: 40 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: Grantor #1
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Jonathan Valeriote and
Kelsey Stemmler**
 Address: **120 Quintara Street**
 City: **San Francisco**
 State: **California** Zip: **94116**

Print Name: **Valeriote Stemmler Trust**
 Address: **120 Quintara Street**
 City: **San Francisco**
 State: **California** Zip: **94116**

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: smart!DEEDS - 94853 Escrow #: _____
 Address: 9041 South Pecos Road, 3900
 City, State, Zip: Henderson, NV 89074

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)